

*City of Winston-Salem*

OFFICE OF THE MAYOR

POST OFFICE BOX 2511 • WINSTON-SALEM, NC 27102

J. ALLEN JOINES
MAYOR

January 13, 2014

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Dear Mr. West:

The City of Winston-Salem, North Carolina is pleased to submit the enclosed application to the FY 14 US EPA Brownfields Program for a community-wide assessment grant in the amount of \$400,000 (\$200,000 for Hazardous Substances and \$200,000 for Petroleum). Winston-Salem, located in Northwestern North Carolina, is the county seat and largest city in Forsyth County. The city limits span 132.4 square miles. Salem was incorporated as a town in 1856. In 1849 Salem congregation sold land north of the town to Forsyth County, which became Winston. The area was settled by immigrants largely from Germany and Moravia, the eastern Czech Republic. By the 1800s there were more than 40 tobacco factories; and in 1868, the first tobacco warehouse was built in Winston. The two towns were incorporated in 1913 and renamed Winston-Salem.

Although some work has been done to identify and characterize the brownfields in the Neighborhood Revitalization Strategy Area (NRSA), the City estimates that there are at least 18 sites contaminated by hazardous substances or petroleum, including almost 36 acres of property previously utilized by manufacturing, 100 acres of former tobacco warehouse property, and three acres of property formally used by a rail system. The majority of these brownfields sites are unsecured and pose a direct threat to community members that walk through or play at these sites. Some of these sites have standing structures that present safety threats and have potentially prohibitive or lethal legacies from their previous use: foundation slabs, jutting pipes, chunks of concrete and underground tanks. These remnants left on otherwise vacant fields, within a short walk of residential properties, create a threat to local children who are tempted to play in or handle rusty or poisonous remnants.

Redeveloping brownfield properties in the NRSA is essential to the realization of this vision, as these sites are some of the few undeveloped parcels left there and they have the existing infrastructure necessary to support new development. The creation of a walkable community with shopping opportunities and restaurants will not only create a more vibrant neighborhood for residents, but also will serve an emerging base of public employees that work in the research park and downtown core. Thousands of City, County, State, Federal, and private sector employees work downtown, but the lack of local businesses compels many of these employees to drive outside of downtown for shopping, errands, and food. Keeping these employees in the NRSA will also alleviate congestion on local roads. Increased density will facilitate the expansion of transit service in the community, providing new opportunities for residents to access the services and jobs. Finally, unemployment in the city has remained stubbornly high,

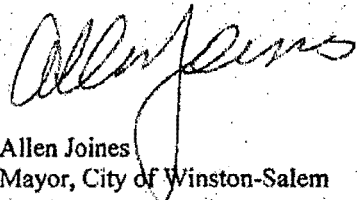
Don West (CWA)
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leaving nearly one in five workers in the NRSA area without a job. These residents have the most to gain from the revitalization of the NRSA, but are also among the most vulnerable of city residents. The Brownfields Assessment Project will provide the City with the opportunity to help a district that, by circumstances not of its citizens making, has suffered greatly.

| | |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Required Information | |
| a. Applicant Information: | City of Winston-Salem |
| b. Applicant DUNS Number: | 07155827120000 |
| c. Funding Request: | <i>i.</i> Grant type – Assessment <i>ii.</i> Federal Funds Requested: \$400,000 <i>iii.</i> Contamination: Hazardous Substances \$200,000 and Petroleum \$200,000 <i>iv.</i> Community-wide Assessment |
| d. Location: | City of Winston-Salem, NC |
| e. Site Locations: | Not applicable |
| f. Contacts: | <i>i.</i> Project Director: Ritchie Brooks - Director Community and Business Development Department City of Winston Salem PO Box 2511 Winston-Salem, NC 27102 (336) 734-1250 ritchieb@cityofws.org <i>ii.</i> Highest Ranking Elected Official: Allen Joines Mayor, City of Winston-Salem 101 N. Main Street Winston-Salem, NC 27101 336-727-2058 |
| g. Date Submitted: | January 22, 2014 |
| h. Project Period: | Three years |
| i. Population: | City of Winston-Salem, NC: 232,397 ASC 1yr estimates |
| j. Other Factors | Significant economic disruptions |

The City of Winston-Salem appreciates the opportunity to apply for FY 14 EPA Brownfields Assessment funding to support environmental justice efforts and restoration of economic vitality in its communities. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,



Allen Joines
Mayor, City of Winston-Salem

[pal]

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description: Winston-Salem, located in Northwestern North Carolina, is the county seat and largest city in Forsyth County. The city limits span 132.4 square miles. With its moderate climate, convenient location, impressive mix of cultural and recreational opportunities, effective public school system and institutions of higher education, Winston-Salem strives to provide its citizens a better quality of life. Winston-Salem has repeatedly ranked as one of the nation's most livable cities by Partners for Livable Cities, a national non-profit organization; nonetheless, more can always be done to facilitate fair and equitable access to resources and to those same benefits for the poorer of its citizens.

The area was settled largely by immigrants from Germany and Moravia (eastern Czech Republic) who were farmers and tradesmen. Salem was incorporated as a town in 1856. In 1849 Salem Congregation sold land north of the town to Forsyth County, which later became Winston. The two towns were incorporated in 1913 and renamed Winston-Salem. In 1868, the first tobacco warehouse was built in Winston, by the end of the 1800s there were more than 40 tobacco factories. Today, the City has suffered because of the decline of its former manufacturing industries, tobacco and textiles; however, the Winston-Salem City Council has approved several important initiatives that create and retain job opportunities in its neighborhoods. These programs seek to develop businesses, revitalize property, and augment the city tax base.

One such program is the **Neighborhood Revitalization Strategy Area (NRSA)**, found within the City's oldest business districts and historic African-American communities. Although once a vibrant hub, this area of the city remains underutilized, underinvested, and blighted by brownfield properties associated with the City's railroad sector, declining manufacturing, disappearing tobacco industry, and changing petroleum retail market. In contrast to the NRSA, Winston-Salem has been instrumental in developing the NRSA's neighbor, the Wake Forest Innovation Quarter (WFIQ), once known as the Piedmont Triad Research Park. The WFIQ is one example of how the City continues to work successfully toward transforming its economy from one formerly reliant upon tobacco; however, the success of this project has not spilled into the NRSA.

There will be a struggle to overcome the poverty left behind by years of dependence on tobacco companies, such as RJ Reynolds, that left the NRSA without jobs and resources. Currently, one cannot see the progress amongst the horizon of low-rise red-brick warehouses, abandoned buildings and empty, torn-up lots. The area is spotted with a few small businesses trying to eek an existence from the tenement apartments and decaying houses that provide inadequate housing for the residents forced to remain in this area that once was a vibrant and bustling community. Imagine the sting of seeing the shiny skyscraper neighbors rising over and casting its shadow on one's dingy decaying hometown. It is truly a tale of two cities, not that of Winston and Salem but of Winston-Salem and the NRSA. **Revitalization** cannot come soon enough to the **Neighborhood Revitalization Strategy Area (NRSA)**. Building an economically vibrant, diverse and sustainable community in the NRSA will not be accomplished without revitalization of idle brownfields. These blighted areas remove significant parcels of land from productive use, discourage nearby development, and present health risks to city residents. The City proposes to use EPA Brownfields Assessment grant funding to begin the process of characterizing and redeveloping these sites, thus facilitating its transition into a vibrant, mixed-use neighborhood.

ii. Demographic Information: Despite the City's efforts in creating the NRSA, the NRSA remains in a condition of blight that needs cleanup in order to properly propagate economic development. The Brownfields sites are scattered across the NRSA, which is even more unfortunate given its vulnerable populations. An overview of Winston-Salem garnered from the table below shows that this is an area of higher minority percentage, higher poverty rates and lower median household income as compared to state and federal figures. Another figure to note is that the overall incomes of City residents continued to fall; nearly 10% in a five-year period.

According to the 2010 US Census, the population of Winston-Salem has grown by 20% in the past decade; however, the rate of population growth in the NRSA has grown by less than 4%, hardly a noticeable rate. While other areas see growth and the associated tax revenues, new residents shy away from blighted areas. The chart below outlines the rapid population explosion in Winston-Salem and the suburban bedroom communities that closely lay at the city's boundaries.

| | City of Winston-Salem | North Carolina | USA |
|-------------------------|-----------------------|------------------------|--------------------------|
| Population | 232,397 ¹ | 9,656,401 ⁴ | 308,745,538 ¹ |
| Children | 24.3% ⁴ | 23.7% ⁴ | 20.4% ¹ |
| Female | 53.3% ⁴ | 51.5% | 50.8% ¹ |
| Minority | 39.6% ⁴ | 29.9% ⁴ | 26.7% ¹ |
| African-American | 34.5% ⁴ | 21.7% ⁴ | 12.6% ¹ |
| Hispanic | 15.6% ⁴ | 8.6% ⁴ | 16.4% ¹ |
| Poverty Rate | 24.1% ⁴ | 17.9% ⁴ | 15.1% ³ |
| Unemployment | 8.5% ² | 8.9% ² | 7.2% ² |
| Per Capita Income | \$23,447 ⁴ | \$24,107 ⁴ | \$27,334 ⁴ |
| Median Household Income | \$37,501 ⁴ | \$43,916 ⁴ | \$49,445 ³ |

¹2010 U.S. Census data (<http://www.census.gov/>); ²Bureau of Labor Statistics (www.bls.gov); ³2010 American Community Survey (<http://www.census.gov/>); ⁴2011 American Community Survey (<http://www.census.gov/>)

Comparative Demographics with NRSA

| | NRSA | Winston-Salem | Forsyth County | NC | USA |
|------------------|-----------------------|-----------------------|-----------------------|------------------------|--------------------------|
| Population | 64,182 ¹ | 232,397 ¹ | 346,851 ¹ | 9,656,411 ¹ | 308,745,538 ¹ |
| Unemployment | 14.5% ¹ | 8.5% ¹ | 7.2% ² | 8.9% ² | 7.2% ² |
| Poverty Rate | 30.8% ¹ | 24.1% ¹ | 23.2% ¹ | 17.9% ¹ | 15.1% ³ |
| % Minority | 74.7% ¹ | 39.6% ¹ | 37.9% ¹ | 29.9% ¹ | 26.7% ¹ |
| Median HH Income | \$30,134 ¹ | \$37,501 ¹ | \$47,438 ¹ | \$43,916 ¹ | \$49,445 ³ |

¹US Census Bureau; ²Bureau of Labor Statistics

Minority populations make up most of the NRSA neighborhoods, and in most major economic indicators, the NRSA performs significantly below both national and state averages. Nearly 75% minority, there is a glaring lack of equity in the NRSA in terms of environmental protection that the City is trying to overcome with Brownfields projects.

iii. Brownfields: Although some work has been done to date to identify and characterize the brownfields in the NRSA, the City estimates that there are at least 15 sites contaminated with hazardous substances or petroleum, including almost 36 acres of property previously utilized by manufacturing, 100 acres of former tobacco warehouse property, and 3 acres of property formally used by a rail system. Manufacturing of clothing, beverage and food bottling, and an airline were all located in the NRSA in the past 100 years.

The NRSA was once the site of a Hanes sock factory. Paul Fassa, in his web article "*Chemical Clothing: Which Hidden Toxins are You Wearing?*" states that "toxic chemicals are used excessively for processing garment fibers and also for manufacturing clothes. These synthetic materials are produced with toxic chemicals, and while they may not produce immediate reactions for most, the long term accumulation of these toxins added to our polluted air, water, and food can cause numerous health ailments, including cancer...Volatile organic compounds (VOCs) and dioxin-producing bleach are used by textile industries, where the materials for clothing are produced. Dioxin is the active ingredient for Agent Orange. While the City is unsure of what agents Hanes used in their processing, the likelihood that hazardous substances are present is possible.

A former cola bottler also made its home in the NRSA. According to the Indian Resource Center, a social justice organization, "in two Indian communities, Plachimada and Mehdiganj, Coca-Cola was distributing its solid waste to farmers in the area as "fertilizer". Tests conducted by the BBC found cadmium and lead in the waste, effectively making the waste toxic waste. Coca-Cola stopped the practice of distributing its toxic waste only when ordered to do so by the state government." Coca-Cola was not the bottler in this instance; nonetheless, the process may have created the same waste.

In the sites where petroleum contamination is expected, it is inevitable that polycyclic aromatic hydrocarbons (PAHs) will be present. PAHs occur in oil, coal, and tar deposits, and are produced as byproducts of fuel burning (whether fossil fuel or biomass). Although the health effects of individual PAHs are not exactly alike, the following 18 PAHs are considered as a group in this profile issued by the Agency for Toxic Substances and Disease Registry (ATSDR):¹

- acenaphthene and acenaphthylene
- benz[a]anthracene and benzo[a, e]pyrene
- benzo[b, j, k, l]fluoranthene
- benzo[ghi]perylene
- chrysene and coronene
- dibenz[a, b]anthracene
- fluoranthene and fluorene
- indeno(1,2,3-cd)pyrene
- naphthalene
- phenanthrene and pyrene

Some compounds have been identified as carcinogenic, mutagenic, and teratogenic. Seven sites with previous federal Superfund actions are also located within the NRSA boundaries (none are NPL or NPL equivalent sites). The industries associated with these sites included manufacturing and distribution of chemicals and products of a caustic nature, such as batteries, fire suppressants and industries involving the use of heavy metals as well as petroleum-related industries. NPL sites, *federal facility sites and sites with ongoing removal actions* will not be included in the Brownfields Assessment. They are mentioned to heighten the awareness of the likelihood of toxicity and pollutants within the NRSA, which make urgent the call for assessment and cleanup.

| Winston-Salem (Data collected 11/13/13) | | # | Source / Comments |
|-----------------------------------------|----------------------------------------------------------------|-----|---------------------------------------|
| UST | Underground Storage Tank Sites | 277 | EDR – Centralized Search Radius (CSR) |
| LUST | Leaking UST Sites | 138 | EDR – CSR |
| LAST | Leaking AST Sites | 25 | EDR – CSR |
| RCRA Facilities | EPA Resource Conservation & Recovery (includes inactive sites) | | |
| LQG | RCRA Large Quantity Generator | 3 | EDR |
| SQG | RCRA Small Quantity Generator (database stalled at 500) | 50 | EPA RCRA Database |
| Used Oil Handler | RCRA Used Oil Handlers | 6 | EPA RCRA Database |
| SQG – Exempt | RCRA Conditionally Exempt Gen | 145 | EPA RCRA Database |
| Drycleaners | | 4 | EDR – CSR |
| Historic LF | Historical Landfill / Solid Waste Disposal Sites | 2 | EDR – CSR |
| EDR Hist Cleaners | Historical Cleaners (based on city directories) | 16 | EDR – Proprietary Database |
| EDR Hist Auto Stat | Historical Auto Repair (based on city directories) | 65 | EDR – Proprietary Database |

Winston-Salem NRSA Identified Brownfields Sites

| Site Name/Address: | Acreage | Suspected/Known Contamination | Assessment Needed | Cleanup Expected | Suspected/Known Impacts |
|------------------------------------------------|---------|-------------------------------|-------------------|------------------|-----------------------------------|
| Wake Forest Innovation Quarter - Research Park | 100+/- | Petroleum and Hazardous | Phase II | Yes | Blight; Safety threat; unutilized |
| Union Station Martin Luther King, Jr. Drive | 2.54 | Petroleum and Hazardous | Phase II | Yes | Blight; safety threat; unutilized |
| FLAKT/Bahinson Lowery Street | 35.96 | Petroleum and Hazardous | Phase II | Yes | Blight; safety threat; unutilized |
| Beaty Building Patterson Ave. | 5.38 | Petroleum and Hazardous | Phase II | Yes | Blight; safety threat; unutilized |
| Former Gant Site 1727 N. Liberty | .38 | Petroleum and Hazardous | Phase I, II | Yes | Blight; safety threat; unutilized |

| Site Name/Address: | Acreage | Suspected/Known Contamination | Assessment Needed | Cleanup Expected | Suspected/Known Impacts |
|------------------------|---------|-------------------------------|-------------------|------------------|-----------------------------------|
| Street | | | | | |
| 1125 Highland Avenue | 5.00 | Hazardous | Phase I | TBD | Blight; safety threat; unutilized |
| 3741 N. Patterson Ave. | 0.83 | Petroleum | Phase I | TBD | Blight; safety threat; unutilized |
| 1300 N. Patterson Ave. | 0.17 | Petroleum | Phase I | TBD | Blight; safety threat; unutilized |
| 221 Glenn Ave. | 1.61 | Petroleum | Phase I | TBD | Blight; safety threat; unutilized |
| New Walkertown | 0.84 | Petroleum | Phase I | Yes | Blight; safety threat; unutilized |
| 300 Carver School Rd. | 0.46 | Petroleum | Phase I | TBD | Blight; safety threat; unutilized |
| 4325 Old Rural Hall | 0.35 | Petroleum | Phase I | TBD | Blight; safety threat; unutilized |
| 648 Waughtown Street | 0.31 | Petroleum | Phase I | TBD | Blight; safety threat; unutilized |
| 215 E. Northwest Blvd. | 0.69 | Petroleum | Phase I | TBD | Blight; safety threat; unutilized |
| 1409 N. Liberty Street | 0.075 | Hazardous | Phase I | TBD | Blight: Safety |

The majority of the brownfields sites in the NRSA are unsecured and pose a direct threat to community members that walk through or play at these sites. Some of these unsecured sites have standing structures that pose safety threats and have potentially prohibitive or lethal legacies from their previous use: foundation slabs, jutting pipes, chunks of concrete and underground tanks. These remnants left on otherwise vacant and unsecured fields, within a short walk of residential properties, present a threat to local children who are tempted to play in or handle rusty or poisonous remnants.

iv. Cumulative Environmental Issues: Vacant or idle brownfields currently occupy at least 166 acres of property in the NRSA community and are located in marketable locations adjacent to the major thoroughfares, government centers, and the Wake Forest Innovation Quarter (WFIQ). The environmental concerns with these properties have led businesses and developers to expand into the periphery of the city rather than this historic core community. The eastern end of the WFIQ was a former Piedmont Natural Gas facility, and the area is heavily contaminated with fly ash. The former RJ Reynolds Tobacco Company "Bailey Power Plant" is in the center of the research park. A Greyhound bus terminal once housed numerous buses and the fuel to run them, and the pollution was left behind. Buildings before 1978 were often built using lead paints and asbestos building materials until the EPA ban on new asbestos use in 1989. Due to the age of some of the structures at these sites, it is expected that lead and asbestos will be found. Both are hazardous substances that lead to illness and sometimes death when humans are exposed to the materials. US Highway 52 (future US Highway 74) and US Interstate 40 both bisect the NRSA. I 40 bisects east/west and US 52 north/south. The North Carolina Department of Transportation reports that this interchange has approximately 71,000 vehicle uses per day. The Resource Conservation and Recovery Act (RCRA) is the regulatory law that governs hazardous waste management in the United States. RCRA monitors a long list of elements and solid wastes that are considered environmentally hazardous because they are corrosive, toxic, ignitable or reactive. The list's metals monitored by RCRA, called the RCRA 8s, are arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver. Again, found in hazardous and petroleum brownfields, it is expected that some of these metals will be present in the Winston-Salem sites.

b. Impacts on Targeted Community : The majority of the Winston-Salem population represents the most vulnerable population and those most likely to suffer from the toxicity of Brownfields

sites. Approximately 22% of the population is comprised of women in their child-bearing years, and 21% are children 14 years and younger. Senior citizens represent 13%. The possible adverse effects of these chemicals are reflected in the cancer rates and lower birth rates in the City. Winston-Salem makes up the majority of Forsyth County. Forsyth County, as exemplified in the chart below, averages higher in all cancer death categories and in neonatal death rates than the nation.

Comparative Health Facts

| | Forsyth County | North Carolina | US | | Forsyth County | North Carolina | US |
|---------------------------------------------|--------------------|--------------------|--------------------|---------------------------------------------------|--------------------|--------------------|--------------------|
| Adults who smoke | 25.5% ⁴ | 21.8% ⁴ | 17.3% ⁶ | Residents <100% poverty | 21.5% ⁵ | 17.9% ⁵ | 15.1% ⁷ |
| Stroke age-adjusted death rate/100,000 | 45.1 ⁴ | 44.7 ¹ | 42.2 ⁶ | Colorectal cancer age-adjusted death/100,000 | 15.4 ² | 15.8 ² | 16.9 ⁸ |
| Breast cancer age-adjusted deaths/100,000 | 24.1 ² | 23.1 ² | 22.9 ⁸ | Breast cancer age adjusted incidence/100,000 | 130.0 ² | 124.9 ² | 120 ⁸ |
| Prostate cancer age-adjusted deaths/100,000 | 27.0 ² | 25.8 ² | 23.5 ⁸ | Prostate cancer age-adjusted incidence/100,000 | 177.0 ² | 151.9 ² | 156.9 ⁸ |
| Adults who have been diagnosed with asthma | 13.6% ⁴ | 13.2% ⁴ | 9.1% ⁶ | Low birth weights (<2500 grams)/1,000 live births | 11.1 ³ | 9.1 ³ | 8.2 ⁶ |
| Heart Disease age-adjusted deaths/100,000 | 152.1 ³ | 175.6 ³ | 180.1 ⁶ | Neonatal death rate/1,000 live births | 6.8 ³ | 4.9 ³ | 4.5 ⁶ |
| Adults who are overweight or obese | 57.8% ⁴ | 65.2% ⁴ | 63% ⁶ | Adults diagnosed with diabetes | 11.7% ⁴ | 10.9% ⁴ | 8.3% ⁶ |

¹<http://kiff.org/> & ²www.statecancerprofiles.cancer.gov, ³North Carolina Vital Statistics report 2011, ⁴<http://www.forsyth.cc>, ⁵ACS 2011, ⁶www.cdc.gov, 2010 Census, ⁷www.cancer.gov

The NRSA has experienced a severe decline in growth for decades, with nearly all new development occurring on land outside of or on the outskirts of the city. This sprawling suburban growth carries significant environmental and public health impacts to the City overall, as residents become more dependent upon vehicular transportation, which leads to greater levels of air and surface pollution. Interstate 40 and US 52 dissect the NRSA, and the interchange of those two highways are in its heart. The North Carolina Department of Transportation reports that this interchange has approximately 71,000 vehicle uses per day. The New York Times reported in 2010 that more than 700 studies conclude that traffic pollution directly contributes to childhood asthma, impaired lung function, and heart conditions.

Brownfields in the NRSA as well have increased dependency upon vehicular transportation and discouraged healthier transportation modes, such as walking or biking. Since new private sector development has taken place almost exclusively on the periphery of the community over the past decade, city residents have limited shopping, recreational and employment options within walking distance. As a result, almost no city residents walk to work, despite the location of many government jobs in the adjacent downtown area. This lack of non-vehicular mobility has a significant health impact upon city residents according to the Centers for Disease Control and Prevention. This trend is likely to mean higher healthcare costs and lower quality of life for city residents for decades to come. <http://www.nytimes.com>

Any plans of redevelopment seem far afield if the City cannot guarantee the safety of those that wish to restore the community to its former productivity. The anticipated environmental issues associated with these properties, along with market forces driving developers further away from the NRSA, have caused many of these sites to remain vacant for years. Despite public investment of resources that have maintained the County Court system, City Hall, and the County Administrative Offices, in the adjacent downtown area, vacant brownfield properties have significantly hindered private investment. In the last ten years, little private investment has been made in the NRSA. Without intervention, suspected contaminants will continue to fester in the soil and groundwater; thus depriving the NRSA of equal footing in the struggle to self-sustainability and prosperity.

c. Financial Need

i Economic Conditions: The NRSA community is the poorest and most economically-disadvantaged community within the City of Winston-Salem. In fact, it is among the most economically distressed in the country. Unemployment in the NRSA community is 14.5%. Winston-Salem falls behind the national median household income overall by 25%; furthermore, the NRSA falls behind the City by 20% and the nation by 40%. Poverty is rampant here: 24.1% of people overall and 38.1% of people under 18 are living in poverty. That rate is about 6% higher in the NRSA. Sixty percent of elementary students receive free or reduced lunch in Winston-Salem school district (the federal poverty line is the qualifier for the program), which further suggests that poverty levels may be substantially greater than determined by the last Census. North Carolina dropped to 35th in the nation in the 2013 KIDS COUNT Data Book, which ranks the well-being of children in each state(www.datacenter.kidscount.org).

Comparative Demographics with NRSA

| | NRSA | Winston-Salem | Forsyth County | NC | USA |
|------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------------|
| Population | 64,182 ¹ | 232,397 ¹ | 346,851 ¹ | 9,656,41 ¹ | 308,745,538 ¹ |
| Unemployment | 14.5% ¹ | 8.5% ¹ | 7.2% ¹ | 8.9% ² | 7.2% ² |
| Poverty Rate | 30.8% ¹ | 24.1% ¹ | 23.2% ¹ | 17.9% ¹ | 15.1% ¹ |
| % Minority | 74.7% ¹ | 39.6% ¹ | 37.9% ¹ | 29.9% ¹ | 26.7% ¹ |
| Median HH Income | \$30,134 ¹ | \$37,501 ¹ | \$47,438 ¹ | \$43,916 ¹ | \$49,445 ¹ |

¹US Census Bureau; ²Bureau of Labor Statistics

The NRSA has been particularly hard hit during these times of lay-offs and closures and most of the affected work force has been from that area. Nearly half of the top employers, including the number one and two employers, Wake Forest University Baptist Medical Center and Novant Health respectively, in Winston-Salem have had significant layoffs in the last eighteen months. Wake Forest University Baptist Medical Center laid off 950 employees between November 2012 and June 2013. Novant Health laid off 289 employees in May 2012. On October 1, 2013, Wells Fargo lost 55 jobs in Winston-Salem and 450 more statewide. Considering that the majority of these job losses are in the healthcare and finance sectors, one can assume that these job paid sustainable wages, which will have significant impacts on those individuals and families.

No loss has been more significant than that of RJ Reynolds. Between 1998 and 2007 RJ Reynolds Tobacco property ownership declined at a rate of 50% due to the declining tobacco industry. Over the 15 year period the City of Winston-Salem has seen a continued drop in tax collections from RJ Reynolds. The first major building closing was the RJR Bailey Power plant which closed in 1997. Subsequently during this ten year period RJR continued to pull a building off line at a rate of one a year. During this same period the RJ Reynolds workforce also declined at a 56% rate. In 2008-2009 a merger with American Tobacco Company provided a brief relief in the work force numbers; yet, no additional property was purchased. From 2009 to 2013 assessed value of RJ Reynolds property continued to decline to today's value.

RJR Tobacco Tax and Employment Impact of Plant Closures

| Year | Assessed Value Property | Employees | % of Total Workforce |
|------|-------------------------|-----------|----------------------|
| 1998 | \$741,015,619 | 6,085 | 2.89 |
| 2007 | \$578,742,590 | 2,089 | 0.9 |
| 2009 | \$566,307,350 | 2,939 | 1.36 |
| 2012 | \$491,947,100 | 3,000 | 1.29 |
| 2013 | \$371,697,080 | 3,000 | 1.29 |

Over the past decade, sprawling development pressures and vacant brownfields have pushed new economic development outside of the NRSA, to locations like Hanes Mall Blvd., a massive mall complex separated from the NRSA proper by Interstate Highway 52, and into surrounding bedroom communities, such as Lewisville and Clemmons. The City was devastated by the collapse of the housing construction industry in 2008. Building permits continue to lag far behind previous levels

for new residential construction in the City and show a decline over the 5 year period, 2007-2011 of 46% (U.S. Census Bureau, Building Permits Survey). The direct impact is loss of potential property tax revenues. This decline severely depressed the community's housing market, hindering the City's efforts to rebuild the NRSA.

ii. **Economic Effects of Brownfields:** Like many areas in and around Winston-Salem, the City benefitted from the housing boom of the 2000s, yet this growth took place almost exclusively on the city's periphery, as developers expanded into available land in the surrounding rural community and largely ignored infill development. Data from the U.S. Census, American Community Survey 2005-2009 shows growth for Winston-Salem at 20.4% and surrounding areas up to 43.1%. Due to its deteriorating condition, the NRSA was notably left out of this development, and, in fact, suffered for it. The same estimates show a slight population growth rate of 3.8% in the NRSA. More jobs and community resources were directed to wealthier suburbs far from the NRSA. These sprawling pressures redirected economic investment from the city core to the fringes or unincorporated areas surrounding the City.

As long as these sites remain idle, they represent lost local property tax revenue for the City, lower property values for NRSA residents, and unfulfilled opportunities to create jobs for the community. Environmental investigation of these sites will enable the City to capitalize on interest that developers and businesses have shown in the NRSA community by providing a clear picture of the environmental costs of redeveloping the sites.

2. Project Description and Feasibility of Success

a. **Project Description:** i. The City of Winston-Salem is requesting \$400,000 to conduct assessments in its brownfields areas of the **Neighborhood Revitalization Strategy Area (NRSA)**. The City will use EPA funding to develop both Hazardous and Petroleum Inventories of a preset number of the qualified Brownfield sites from its enormous list of possible sites. With grant funds, Consultants will develop an inventory of Hazardous sites and an inventory of Petroleum sites, and then they will produce two educational booklets for each type of site for private sector developers. Phase I ESAs will be completed on approximately 8-10 Hazardous sites and on approximately 6-8 Petroleum sites. Phase II ESAs will be completed for approximately two Petroleum sites and two Hazardous sites identified as priorities. A quality assurance project plan, sampling and analysis plan, and a site-specific health and safety plan will be developed for each site investigation as part of this task. Remedial and reuse plans will be prepared to facilitate the cleanup of the properties identified in the earlier steps of the grant project. The City has invested substantial resources into current economic development programs, planning and revitalization efforts in the NRSA and the cleanup and reuse of these brownfields sites will accelerate these efforts.

The City of Winston-Salem has adopted a Northeast Area Plan and an East Area Plan that provide a vision of the NRSA. The plans provide guidance for development, encourage new sustainable projects and green space, and promote a more livable community. The plans also identify obstacles to development including environmental and public safety complications of the area's many brownfield properties. Properties selected for assessment and cleanup planning (after public input) will be chosen based on likely development/reuse consistent with these plans. This grant will enable the City to integrate its ongoing revitalization, planning, and community engagement efforts with a newfound focus on brownfield issues and provide a catalyst for new development in the NRSA community.

ii. **Project Management Approach:** Winston-Salem has developed a comprehensive project management approach for its Brownfield Program to ensure success and compliance with contractor procurement. Winston-Salem has assembled a team of key officials with experience in successful grant-funded projects. The City's EPA grant project manager will be the Business Development Administrator, who will be responsible for preparing and submitting all progress reports and other reporting requirements to the EPA. He assists the Department's Director overseeing the Neighborhood Services Division and has over ten years of project administration experience. He will work in collaboration with the City's CDBG Administrator to ensure compliance

with EPA requirements, coordinate with the assigned EPA project officer, and submit grant reports.

The City will use its internal resources to complete fiscal oversight and proposed grant activities. The city will retain a qualified environmental consultant(s) to assist in managing and performing the funded activities. The city will prepare a Request for Qualifications (RFQ) and conduct a public solicitation for retaining a qualified environmental consultant to complete the contractual obligations in the tasks outlined herein consistent with state requirements and federal requirements at 40CFR30. Additionally, the City, and the selected environmental consultant will frequently correspond regarding project progress and activities. The selected environmental consultant will work with the city to develop outreach materials to be used as a tool to educate stakeholders on the benefits of the program and how project outcomes can be used to further development and economic growth. The Project Manager will serve as the liaison between U.S. EPA staff, stakeholders, and the qualified environmental consultant associated with the projects funded. He will also be responsible for coordination needed between the city and other stakeholders. For each Phase II ESA conducted, quality assurance project plans, site-specific sampling and analysis plans, and (for sites moving to cleanup/reuse) remedial action work plans will be developed. EPA will be consulted before any work is conducted on sites that might impact historical properties. In addition, cleanup and reuse plans will be created for each site that undergoes a Phase II ESA. Finally, the City will utilize EPA grant funding to conduct area-wide planning activities targeted at integrating brownfield reuse efforts with the community's vision for the NRSA community. During the project performance period, the team will meet bi-monthly to assure that benchmarks are met in a timely manner and that all EPA reporting and financial management requirements are met. The City's team will report on the success of its Brownfields Program through quantitatively or qualitatively measurable activities associated with the Brownfields Assessment Grant goals.

iii. Site Selection: Priority and site selection will be based upon a comprehensive review of project eligibility, project viability and redevelopment. An eligible property is defined as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substance, pollutant, or contaminant". The viability of the project is based on the ability to gain legal access to the site and perform project within budgeted timeline. The City seeks to address properties that demonstrate end uses that promote sustainability, reduce risk to human health and the environment, address sensitive population needs, stimulate the economy, create greenspace/parks and improve the overall quality of life for the community.

b. Task Description and Budget Table Task Description

Task 1: Inventory of Regulatory Listed Sites – Environmental database searches of potential hazardous substance and petroleum products sites will be conducted for the entire City. These database searches will consist of research of all regulatory lists and be consistent with database research conducted as a part of the normal ASTM Designation E1527-05 Phase I Environmental Site Assessment. The purpose of this research is to establish the number/type of potential hazardous substance and petroleum product brownfields sites within the City. The estimated cost for this activity is \$15,000 (50% hazardous substances and 50% petroleum).

Task 2: Phase I & II Assessments – Winston Salem will conduct environmental site assessments activities at selected sites: up to 20 Phase Is @ \$3,500 each for a total of \$70,000; 1 Generic Quality Assurance Project Plans (QAPP) @ \$5,000 and up to 4 Site-Specific QAPPs @ \$3,750 each for a total of \$15,000; up to 8 Phase IIs @ \$25,000 each for a total of \$200,000. The total budgeted here is \$290,000 (50% hazardous substances and 50% for petroleum).

Task 3: Cleanup Plan/ ABCA – Development of site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites in the NRSA. Working with the community, the City will establish a community vision and set goals to be considered in reuse planning. Up to four (4) Analyses for Brownfields Cleanup Alternatives (ABCAs) or Reuse Plans are planned at \$7,500 each; a total of \$30,000 (50% hazardous substances; 50% petroleum products).

Task 4: Outreach – Development of strategic partnerships and community involvement; dissemination of information and comments to/from the community and stakeholders, as well as community meetings with \$5,000 budgeted in contractual services and \$5,000 in personnel. \$5,000 in travel funds is budgeted here to supplement travel funds from other sources; attendance and registration at national and regional brownfields-related training conferences/workshops is anticipated. Additionally, \$5,000 is budgeted for printing/reproduction of materials that will be used in outreach efforts – for a total of \$20,000 (50% for hazardous substances and 50% for petroleum).

Task 5: Programmatic Support –\$25,000 is budgeted in this category (\$12,500 hazardous substances & \$12,500 petroleum). Programmatic support includes assistance in completing EPA quarterly reports, MBE/WBE forms, and EPA ACRES database.

Task 6: Public Health Monitoring Plan – Develop a public health monitoring plan for the City with \$20,000 budgeted in this category (\$10,000 for hazardous substances and \$10,000 for petroleum product contamination). The City will coordinate with Forsyth County Health Department, Division of Environmental Health to implement public health monitoring activities within the City. A health Impact Assessment may be conducted to determine the negative health impacts from Brownfields Sites and or to demonstrate the positive impacts from the redevelopment of Brownfields sites within the community.

Budget Table

| Hazardous Substances | | | | | | | |
|-----------------------------|----------------------|------------------------|-------------------|-----------------|----------------------|--------------------------|------------------|
| Categories | Project Tasks | | | | | | |
| | Inventory | Phase I/II Assessments | Cleanup Plan/ABCA | Outreach | Programmatic Support | Public Health Monitoring | Total |
| Personnel | | | | \$2,500 | \$2,500 | | \$5,000 |
| Travel | 0 | 0 | 0 | \$2,500 | 0 | 0 | \$2,500 |
| Supplies | 0 | 0 | 0 | \$2,500 | 0 | 0 | \$2,500 |
| Contractual | \$7,500 | \$145,000 | \$15,000 | \$2,500 | \$10,000 | \$10,000 | \$190,000 |
| Total | \$7,500 | \$145,000 | \$15,000 | \$10,000 | \$12,500 | \$10,000 | \$200,000 |
| Petroleum Products | | | | | | | |
| Categories | Project Tasks | | | | | | |
| | Inventory | Phase I/II Assessments | Cleanup Plan/ABCA | Outreach | Programmatic Support | Public Health Monitoring | Total |
| Personnel | | | | \$2,500 | \$2,500 | | \$5,000 |
| Travel | 0 | 0 | 0 | \$2,500 | 0 | 0 | \$2,500 |
| Supplies | 0 | 0 | 0 | \$2,500 | 0 | 0 | \$2,500 |
| Contractual | \$7,500 | \$145,000 | \$15,000 | \$2,500 | \$10,000 | \$10,000 | \$190,000 |
| Total | \$7,500 | \$145,000 | \$15,000 | \$10,000 | \$12,500 | \$10,000 | \$200,000 |
| Grand Total | \$15,000 | \$290,000 | \$30,000 | \$20,000 | \$25,000 | \$20,000 | \$400,000 |

c. **Ability to Leverage:** EPA funding is a key element of a comprehensive initiative already underway by the City, the private sector, and community partners to revitalize the NRSA. As such, this funding will directly leverage millions of dollars of investment that will be made in the NRSA over the next several years, much of which the City intends to target at brownfield redevelopment with the help of this grant. Planned investments include the following: *U.S. HUD Sustainable Communities Regional Planning Grant \$1,600,000* (awarded October 2010); *Private Sector Investments, \$400,000,000*: As a result of a development master plan for the Wake Forest Innovation Quarter, 6 million gross square feet of space may be renovated in the next 10 years within the NRSA. The plans involve new office space, lab, and research space which could potentially be developed on

brownfields identified and characterized through this grant, or on neighboring properties that appreciate in value as a result of this grant. *Community Development Block Grant (CDBG), \$300,000*: The City plans to dedicate at least \$300,000 of its CDBG funding to expand economic opportunities in the NRSA over the three year performance period of the EPA grant. The EPA project manager will coordinate with the CDBG administrator to ensure that these funds leverage EPA funding to the greatest extent. *City General Fund, \$200,000*: In addition to the CDBG funding expended in the NRSA community, the City plans to dedicate \$200,000 in local funding over the next three years to economic development efforts in the NRSA. *City In-kind Contributions; in-kind value of \$275,000* City staff (e.g., City Administrator, Planning Director, City Engineer, Business Development Administrator) will work to administer EPA grant funding, as well as to organize and participate in the community meetings planned under this grant. No funding is requested from EPA for staff time invested in this project.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders: For the past decade, the City has conducted significant community engagement activities and held dozens of stakeholder meetings to solicit input into the revitalization of the **Neighborhood Revitalization Strategy Area (NRSA)** community. Despite this high level of community involvement, there continues to be significant under-represented populations that must be integrated into future planning processes including immigrants (many with limited English proficiency), senior citizens, and the unemployed. This grant will provide a unique opportunity for all of these under-represented populations to fully participate in and shape the City's brownfield cleanup and redevelopment strategy.

The City's plans for the NRSA brought together city staff and those engaged community residents to develop a consensus on future development in the area. The planning process and community meetings worked together to form a common vision of what the community should be building towards. The City seeks to involve the NRSA's community with revitalization efforts with a series of meetings that reach out to the area's varied stakeholders. City Planning, the development community, local industry, workforce development specialists, and key governmental bodies (see section C of these ranking criteria for a complete list of members) will continue to cooperate with members of the NRSA community and make a special effort to reach out to the area's most under-represented stakeholders to involve them in the revitalization process. Implementation of the grant will continue to include citizen input and help to guide site prioritization and site selection decisions. The Wake Forest Innovation Quarter (WFIQ) master plan for development recognizes the need for community input, and the WFIQ has formed a Community Action Committee to maintain a dialogue between the WFIQ and Community. The WFIQ's location between most of the NRSA community and the downtown can play a unifying role in bringing the two communities together. Forsyth Technical Community College (FTCC) is the local community college that will provide faculty and staff to serve on the project advisory board. The College will also use this project as a classroom example in the Environmental Science Technology Curriculum, which was eventually created based on the success of the EPA Brownfields Job Training grant awarded to the City.

The City's Business Development Division will schedule, organize, and recruit participants for the community events scheduled to involve the broader community in this initiative. Specifically, the City will do the following: Schedule a community-wide "kick-off" meeting to discuss the properties that the City has identified as potential brownfield sites in the NRSA community and begin to identify the most crucial sites for assessment and cleanup/reuse planning; Meet on a quarterly basis to update members on project progress and obtain input into project management (more meetings can be scheduled as needed); Hold a comprehensive, community planning charrette, which will include broad outreach and advertising, recruitment of community stakeholders, community planning and input sessions, and establishment of an overall re-use vision; Conduct regular outreach to community members by distributing educational information about the progress of the NRSA Brownfields Assessment Initiative through social media, community email listservs, City websites and local newspapers and newsletters; Participate in two annual community-wide

meetings in 2014 and 2015 to discuss project scope and to make adjustments to scope or direction, as necessary; and Host a "close out" community meeting in 2016 in order to discuss primary outcomes of the grant, the next steps for continuing progress, and future opportunities. We will provide bilingual materials to ensure we are providing strong communication to all of our residents.

b. Partnerships with Government Agencies

i) **Local and State Environmental and Health Agencies:** Winston-Salem will work together with the North Carolina Department of Environment and Natural Resources (NCDENR), and the North Carolina Brownfields Program. The Brownfields Property Reuse Act of 1997 [NCGS 130A310.30 et seq.] sets forth the authority for the Department of Environment and Natural Resources to work with prospective developers to put these brownfields sites back into reuse. At the heart of the program is the brownfields agreement where a not-to-sue covenant is offered to a prospective developer of a brownfields property. A prospective developer agrees to perform those actions deemed by the department to be essential to make the property suitable for the proposed reuse. In return, the department agrees to limit the liability of the prospective developer to those actions described in the agreement. This allows the prospective developer to go to a lending institution with a defined liability for environmental cleanup. Through such agreements, redevelopment at these brownfields sites will be encouraged, lessening the incentive for developers to move into "greenfields" areas.

The City will work with the North Carolina State Division of Public Health Environmental Health Section. The mission of the division is to safeguard life, promote human health and protect the environment through the practice of modern environmental health science, the use of technology, rules, public education and dedication to the public trust. Together with these offices and the Forsyth County Health Department and its Division of Environmental Health on public education and community outreach as well as on the project advisory board.

In addition, the Forsyth County Office of Environmental Assistance and Protection is the local regulatory agency that will serve on advisory board to the project.

ii) **Other relevant federal, state, and local governmental agencies:** Winston-Salem will cooperate with the EPA, HUD, US DOT, as well as the agencies mentioned previously, to ensure that assets are maximized in the revitalization of the NRSA and the cleanup of the maximum number of sites, once identified by the assessment process.

c. Partnerships with Community Organizations: Winston-Salem has an active and engaged nonprofit community, particularly to situations regarding service to the residents of the NRSA. The following organizations are already working with the City and will continue to do so with any Brownfields Assessment Project. Community-based organizations have been instrumental in creating a vision for the revitalization of the NRSA community and have continued to support economic development within the NRSA community. These community groups will be involved in the implementation of this grant and will help to guide its implementation. Examples of participation are advisory, marketing, community relations, education and job training. Through community outreach the City will solicit additional partners to join in this effort.

List of Participating Winston-Salem Community Based Organizations

| Name | Type of Organization | Role Pledged |
|---------------------------------------------------|------------------------------|---------------------------------------------------------|
| Downtown Winston-Salem Partnership | Downtown Advocacy Group | Marketing and Serve on Advisory Boards |
| Airport Commission of Forsyth County | Airport Management | Identification of sites and Serve on Advisory Boards |
| Wake Forest Innovations | Scientific Research Facility | Host Meetings and Serve on Advisory Boards |
| The Winston-Salem Foundation | Charitable Foundation | Offer Grants to assist in the promotion of this project |
| Winston-Salem Chamber of Commerce | Chamber of Commerce | Marketing and Serve on advisory Boards |
| Forsyth County Office of Environmental Assistance | Regulatory Agency | Marketing and Serve on Advisory Boards |

| Name | Type of Organization | Role Pledged |
|------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| and Protection | | |
| S. G. Atkins Community Development Corporation | Non-profit promoting community economic development | Identification of sites, Host Meetings, Marketing and Serve on Advisory Boards |
| Goler Community Development Corporation | Community Development Corporation | Identification of sites, Host Meetings, Marketing and Serve on Advisory Boards |
| Neighbors for Better Neighborhoods | Advocacy Group | Host Meetings and Serve on advisory Boards |
| Liberty Community Development Corporation | Community Development Corporation | Host Meetings, Marketing and Serve on Advisory Boards |
| Winston-Salem Sustainability Resource Center | Non profit promoting sustainable communities | Marketing and Serve on Advisory Boards |
| Forsyth Technical Community College | College | Use this project as a classroom example in the Environmental Science Technology Curriculum Marketing and Serve on Advisory Boards |
| Ogburn Station Merchants Association | Neighborhood Revitalization Organization | Host Meetings, Marketing and Serve on Advisory Boards |
| Wake Forest Innovation Quarter CAC | Workplace development | Marketing and Serve on Advisory Boards |
| Small Business Center at Forsyth Tech | Small business support and training | Identification of Minority Contractors for Projects; Identification of sites, Marketing and Serve on Advisory Boards |
| Housing Authority of Winston-Salem | Property Management and Development Company | Identification of sites and Serve on Advisory Boards |

4. Project Benefits

a. Health and Welfare

The City's **Neighborhood Revitalization Strategy Area (NRSA)** has been a central hub of business and industry activity since the City's inception. From the Comparative Health Chart (Section 1.b.), one can surmise that residents of Winston-Salem, which includes the NRSA, have a greater risk for chronic conditions as evidenced public health reports. While these conditions cannot be directly attributed to the NRSA Brownfields, the data does show that area residents already have a greater risk; hence, exposure to Brownfields toxicity would heighten their inherent risk.

The redevelopment of NRSA brownfields will enhance livability in the City, thus diminishing these health problems and spurring the economic benefits of living and working locally for NRSA residents. A previous City EPA Brownfields Revolving Loan Program grant was utilized to help finance the cleanup of asbestos contamination in the first of what is hoped will be many rehabilitated former tobacco industry properties. The Wake Forest Innovation Quarter (WFIQ) is located in the complex of former RJ Reynolds Tobacco Company, and this area can prove to be a catalyst for a growing healthy community.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning for Sustainable Redevelopment: Winston-Salem will build on sustainable redevelopment approaches used in the WFIQ, such as Smart Growth and infrastructure investment programs that achieve improved economic conditions and healthy, environmentally sustainable environment for all residents of the NRSA, regardless of race or income. The City will work to ensure that residents of low income/minority communities within the NRSA benefit from the revitalization through activities such as leveraging federal investment, such as the Brownfields Assessment Grant and HUD Community Development Block Grants; promoting equitable, affordable housing; and increasing economic competitiveness within the NRSA.

The City's Housing Development Division, part of the potential Brownfields Grant team, is responsible for oversight and coordination of local and federally-funded housing and community

development programs that are administered by City departments, the County Office of Housing, and other public and non-profit agencies. The construction or improvement of streets, sidewalks, utilities and park open space is primarily tied to housing development and principally in redevelopment neighborhoods. One of the largest hurdles to the revitalization of the NRSA to date has been that local planning and development initiatives in the past few decades have not incorporated brownfield-specific environmental and reuse concerns, despite the crucial impact of brownfields on this area. Now that the City has created the NRSA, new attention is being paid the opportunities that available once these sites are clean. New area-wide efforts as a result of a Brownfields Assessment grant will enable the development of a community-led revitalization strategy that both facilitates brownfield cleanup and reuse and fosters broader economic development throughout the NRSA by identifying solutions to economic, environmental, infrastructure, and market barriers that hinder brownfield redevelopment in the area.

ii Sustainable Redevelopment: The future development of the Wake Forest Innovation Quarter (WFIQ), which lies between downtown and the NRSA, depends on an aggressive remediation plan for brownfields sites. Wake Forest Biotech Place within the WFIQ was a \$100 million project that renovated two historic Reynolds tobacco warehouses, both built in the 1950s, will be renovated to LEED-certified standards to accommodate the company. Encouraged by the transformation occurring in the WFIQ, other established local companies have announced that they will move their workforces there. The WFIQ's president, Eric Tomlinson, projects that the workforce there will expand from about 850 now to more than 2,100 by spring 2014, and the economic development investment will double, from \$175 million to \$350 million. Four other former tobacco buildings tied to or adjacent to the WFIQ boundaries have been renovated into loft apartments and condominiums. A new park and a greenway are also in the works. This gamut of smart building is on the doorstep of the NRSA and can lead to its own revitalization with the support of assessment and cleanup programs.

The lack of density associated with sprawling development in the suburbs and outlying communities also hinders the development of effective transit service, one of the reasons why very few city residents use public transportation to commute to work. Although the economic recession has stalled the City's economy, it presents an opportunity to encourage more sustainable economic growth and the development of a livable, mixed-use NRSA. The City's vision for the NRSA calls for Smart Growth measures that will be implemented by the City within the City to create a revitalized community integrating work, commercial enterprise and leisure. The economic advantages of Smart Growth create an environment of enhanced economic competitiveness and job growth by providing a higher quality of life that offers mixed income, affordable housing and increased access to jobs. Smart Growth will reactivate the NRSA into the thriving community that it once was through increases in property values and improvements to local revenues, while reducing pressure for tax increases.

c. Economic or non-Economic Benefits (long term benefits)

i. Idle brownfields currently occupy at least 166 acres of property in the NRSA, much of which is located in marketable locations adjacent to the core thoroughfares, government centers, and the Wake Forest Innovation Quarter (WFIQ). These brownfields represent a missed opportunity. Businesses and developers expanded into the periphery of the city rather than this historic core community. As long as these sites remain idle, they represent lost local property tax revenue for the City, lower property values for NRSA residents, and unfulfilled opportunities to create jobs for the community. Environmental investigation of these sites will enable the City to capitalize on interest that developers and businesses have shown in the NRSA community by providing a clear picture of the environmental costs of redeveloping the sites. The redevelopment of one of the NRSA's larger brownfields, such as the 2.54-acre railway site, into commercial office space and new multi-family residential units could produce more than a hundred new jobs and dozens of new housing units.

Redeveloping brownfield properties in the NRSA is essential to the realization of its vision, as these sites are some of the NRSA's only undeveloped parcels, and they have existing infrastructure

necessary to support new development. The creation of a walkable community with shopping opportunities and restaurants will not only create a more vibrant community for residents, but also will serve an emerging base for public employees that work in the downtown core. Thousands of City, County, State, and Federal employees work in the downtown, but the lack of local businesses compels many of these employees to drive outside of the downtown for shopping, errands, or food. Keeping these employees in the NRSA will alleviate congestion on local roads, and increased density will facilitate the expansion of transit service in the community, providing new opportunities for residents to access services and jobs.

ii. Workforce development will be a critical component of the project. Unemployment in the city has remained stubbornly high, leaving nearly one in five workers in the NRSA without a job. These residents have the most to gain from the revitalization of the NRSA, not only in terms of a healthier environment but also in the opportunity to be a significant part of the cleanup process. The Brownfields Assessment Project will provide opportunities for employment within the NRSA boundaries. While the jobs associated with the cleanup may have some risk involved, the benefits are living wages and training in a field with growth and demand.

5. Programmatic Capability and Past Performance

a. **Programmatic Capability:** The City of Winston-Salem will implement, manage, and administer the Brownfields Assessment grant. The Winston-Salem 2012 Annual Financial Report reflects the sound fiscal policies established to achieve annual priorities for programs, services and capital improvements. The soundness of these policies and the strong financial position of the City are demonstrated by the highest credit rating attainable in national bond markets. Growth of the City's economic base as well as realistic long-range planning, productive management of revenue and cash resources, expansion of self-supporting enterprises within government, and prudent use of debt continue to produce favorable operating results. A key financial goal of the City is to maintain a minimum unassigned fund balance of 10% of the estimated expenditures of the general fund. This goal was met in fiscal year 2012.

The City has a history of successfully managing numerous state and federal grants. EPA funding will be administered by the Community and Business Development Department. The Neighborhood Services Division also administers the City's Community Development Block Grant (CDBG) funding, which equates to approximately \$1 million annually. The Division has been recognized by the Department of Housing and Urban Development (HUD) as one of the most innovative and successful CDBG administrators in the region and Division staff are often consulted on grant administration matters by other cities and area non-profit organizations. The City has submitted all CDBG reports in a timely and complete manner and anticipates success in administering EPA funding.

The City's EPA grant project manager will be the Business Development Administrator. He assists the Department's Director overseeing the Neighborhood Services Division and has over ten years of project administration experience. In fiscal year 2011 the Community and Business Development Department successfully administered \$1,703,423 in CDBG Funds, \$1,235,198 in Home Investment Partnership funds, and \$82,665 in Emergency Solutions Grants. The Community and Business Development Director has 25 years of experience working on community development efforts in NRSA areas.

Officials do not anticipate any change in project leadership and those indicated areas and individuals within the City have sufficient experience and capacity to transfer administration responsibilities to current staff within its Community and Business Development Department in the case of employee turnover. Should the need arise to hire additional City staff for this project, the City will require that new hires have experience managing federal grants, and provide a preference to applicants that have administered EPA Brownfields funding.

All contracts with outside consultants will be competitively awarded in compliance with the Procurement Standards in 40 CFR Part 30 or 40 CFR Parts 31.36, as appropriate. All transactions between the City and the subgrantees will be consistent with the standards for distinguishing

between vendor transactions and subrecipient assistance under Subpart B Section .210 of OMB Circular A-133, and the definitions of subaward at 40 CFR 30.2(ff) or subgrant at 40 CFR 31.3, as applicable. The City also has a process in place that encourages proposals from small, minority and disadvantaged businesses. As with all contracts with the City, any contracts awarded under this grant would be evaluated using a variety of criteria, including expertise, availability, past work, and cost.

b. Audit Findings: Cherry, Bekaert & Holland, independent auditors, performed an audit of the City's financial statements and concluded that the City of Winston-Salem for Fiscal Year 2012 was in conformity with GAAP. The independent audit was part of a broader, federally mandated "Single Audit" designed to meet the needs of federal grantor agencies. The Single Audit engagements found that the City's internal controls met all requirements and were in compliance.

c. Past Performance and Accomplishments

i. Has Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant:

1. Compliance with Grant Requirements: In 2000 the City was awarded a Brownfields Cleanup Revolving Loan Fund Grant of \$440,912 (with a recipient match of \$110,228). A loan of \$430,000 was made to the Wake Forest Innovation Quarter for assistance in a hazardous materials removal project. The loan was utilized to remove asbestos materials from a donated power plant building (Bailey Power Plant) within the research park which is within the NRSA. This building is slated to be renovated into a mixed-use facility. During the grant period, 2000 to 2010, the work plan was followed throughout the process and program was operated within the identified budget. All conditions were met and the agreement between the WFIQ and the City regarding the loan was drafted with EPA Region 4 assistance.

The project funded was completed and the said cleaned property is now on the real estate market for lease thus fulfilling the prime mission of the grant. During the grant period all performance reporting was submitted per requirements. This 2000 RLF grant was recently closed and we received the U.S. EPA Closeout notice on December 4, 2013.

| US EPA Assistance Program | Amount Awarded | Funds Remaining | Date Awarded | Grant Accomplishments |
|---------------------------------------------|----------------|-----------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Brownfield Pilots Cooperative Agreement | \$200,000 | \$0 | 10-1-98 | Identified 10 Brownfields sites. Performed 10 Phase I ESAs |
| Brownfield Job Training Demonstration Pilot | \$265,000 | \$0 | 7-31-2001 | The pilot training program was developed. One round of trainees trained on hazardous substance (asbestos) identification and remediation |
| Brownfield Revolving Loan Fund | \$500,000 | \$0 | 10-21-2000 | 20 year no interest loan of \$430,000 for remediation of asbestos/Storage Tanks, in the old Bailey Power Plant located in the heart of the research park. |
| Brownfield Job Training | \$500,000 | \$0 | 10-01-2005 | Developed and implemented Brownfields job training program that was eventually integrated into FTCC credit curriculum. |

2. Accomplishments: With the 2000 Brownfields Cleanup Revolving Loan Fund Grant, the renovation of the Bailey Power Plant building continued the revitalization of the NRSA industrial sector. The continued cleanup of identified brownfields within the WFIQ will foster economic development, facilitate continued removal of hazardous materials, contribute to ongoing employment opportunities to residents of the NRSA, and as sites are cleaned, and property values increase.

The City has also received EPA Brownfields Job Training Grants. In partnership with Forsyth Technical Community College (FTCC), the program was successful for an approximate total of 100 students, who became potential highly-skilled employees. According to the US EPA, FTCC is one of the few grants in the country that began as a continuing education program in a community college and became self-sustaining degree program without the help of additional EPA or National Institute for Health funding.

TABLE OF APPENDICES

A THRESHOLD CRITERIA

**B LETTER OF SUPPORT- STATE ENVIRONMENTAL
AUTHORITY**

**C LETTERS OF SUPPORT- COMMUNITY BASED
ORGANIZATIONS**

D DOCUMENTATION OF LEVERAGED FUNDS

E SPECIAL CONSIDERATIONS CHECKLIST

Appendix A

THRESHOLD CRITERIA

Appendix A. Threshold

1. Applicant Eligibility. The City of Winston-Salem, North Carolina, is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40CFR Part 31.1.
2. Letter from the State or Tribal Environmental Authority. See Appendix B.
3. Community Involvement. Letters of Support from Community Based Organizations in Appendix C.
Plan for Involving Targeted Community & Other Stakeholders: For the past decade, the City has conducted significant community engagement activities and held dozens of stakeholder meetings to solicit input into the revitalization of the **Neighborhood Revitalization Strategy Area (NRSA)** community. Despite this high level of community involvement, there continues to be significant under-represented populations that must be integrated into future planning processes including immigrants (many who have limited English proficiency), senior citizens, and the unemployed. This grant will provide a unique opportunity for all of these under-represented populations to fully participate in and shape the City's brownfield cleanup and redevelopment strategy.

The City's plans for the NRSA brought together city staff and those engaged community residents to develop a consensus on future development in the area. The planning process and community meetings worked together to form a common vision of what the community should be building towards. The City seeks to involve the NRSA's community with revitalization efforts with a series of meetings that reach out to the area's varied stakeholders. City Planning, the development community, local industry, workforce development specialists, and key governmental bodies (see section C of these ranking criteria for a complete list of members) will continue to cooperate with members of the NRSA community and make a special effort to reach out to the area's most under-represented stakeholders to involve them in the revitalization process. Implementation of the grant will continue to include citizen input and help to guide site prioritization and site selection decisions. The Wake Forest Innovation Quarter (WFIQ) master plan for development recognizes the need for community input, and the WFIQ has formed a Community Action Committee to maintain a dialogue between the WFIQ and Community. The WFIQ's location between most of the NRSA community and the downtown can play a unifying role in bringing the two communities together. Forsyth Technical Community College (FTCC) is the local community college that will provide faculty and staff to serve on the project advisory board. The College will also use this project as a classroom example in the Environmental Science Technology Curriculum, which was eventually created based on the success of the EPA Brownfields Job Training grant awarded to the City.

The City's Business Development Division will schedule, organize, and recruit participants for the community events scheduled to involve the broader community in this initiative. Specifically, the City will do the following: Schedule a community-wide "kick-off" meeting to discuss the properties that the City has identified as potential brownfield sites in the NRSA community and begin to identify the most crucial sites for assessment and cleanup/reuse planning; Meet on a quarterly basis to update members on project progress and obtain input into project management (more meetings can be scheduled as needed); Hold a comprehensive, community planning charrette, which will include broad outreach and advertising, recruitment of community stakeholders, community planning and input sessions, and establishment of an overall re-use vision; Conduct regular outreach to community members by distributing educational information about the progress of the NRSA Brownfields Assessment Initiative through social media, community email listservs, City websites and local newspapers and newsletters; Participate in two annual community-wide meetings in 2014 and 2015 to discuss project scope and to make adjustments to scope or direction, as necessary; and Host a "close out" community meeting in 2016 in order to discuss primary outcomes of the grant, the next steps for continuing progress, and future opportunities.

Partnerships with Government Agencies

Local and State Environmental and Health Agencies: Winston-Salem will work together with the North Carolina Department of Environment and Natural Resources (NCDENR), and the North Carolina Brownfields Program. The Brownfields Property Reuse Act of 1997 [NCGS 130A310.30 et seq.] sets forth the authority for the Department of Environment and Natural Resources to work with prospective developers to put these brownfields sites back into reuse. At the heart of the program is the brownfields agreement where a not-to-sue covenant is offered to a prospective developer of a brownfields property. A prospective developer agrees to perform those actions deemed by the department to be essential to make the property suitable for the proposed reuse. In return, the department agrees to limit the liability of the prospective developer to those actions described in the agreement. This allows the prospective developer to go to a lending institution with a defined liability for environmental cleanup. Through such agreements, redevelopment at these brownfields sites will be encouraged, lessening the incentive for developers to move into "greenfields" areas.

The City will work with the North Carolina State Division of Public Health Environmental Health Section. The mission of the division is to safeguard life, promote human health and protect the environment through the practice of modern environmental health science, the use of technology, rules, public education and dedication to the public trust. Together with these offices and the Forsyth County Health Department and its Division of Environmental Health on public education and community outreach as well as on the project advisory board.

In addition, the Forsyth County Office of Environmental Assistance and Protection is the local regulatory agency that will serve on advisory board to the project.

Other relevant federal, state, and local governmental agencies: Winston-Salem will cooperate with the EPA, HUD, US DOT, as well as the agencies mentioned previously, to ensure that assets are maximized in the revitalization of the NRSA and the cleanup of the maximum number of sites, once identified by the assessment process.

Partnerships with Community Organizations: Winston-Salem has an active and engaged nonprofit community, particularly to situations regarding service to the residents of the NRSA. The following organizations are already working with the City and will continue to do so with any Brownfields Assessment Project. Community-based organizations have been instrumental in creating a vision for the revitalization of the NRSA community and have continued to support economic development within the NRSA community. These community groups will be involved in the implementation of this grant and will help to guide its implementation. Examples of participation are advisory, marketing, community relations, education and job training. Through community outreach the City will solicit additional partners to join in this effort.

List of Participating Winston-Salem Community Based Organizations

| Name | Type of Organization | Role Pledged |
|------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------------|
| Downtown Winston-Salem Partnership | Downtown Advocacy Group | Marketing and Serve on Advisory Boards |
| Airport Commission of Forsyth County | Airport Management | Identification of sites and Serve on Advisory Boards |
| Wake Forest Innovations | Scientific Research Facility | Host Meetings and Serve on Advisory Boards |
| The Winston-Salem Foundation | Charitable Foundation | Offer Grants to assist in the promotion of this project |
| Winston-Salem Chamber of Commerce | Chamber of Commerce | Marketing and Serve on advisory Boards |
| Forsyth County Office of Environmental Assistance and Protection | Regulatory Agency | Marketing and Serve on Advisory Boards |
| S. G. Atkins Community Development Corporation | Non-profit promoting community economic | Identification of sites, Host Meetings, Marketing and Serve on Advisory Boards |

Winston-Salem, North Carolina
FY14 Brownfields Assessment Grant Application

| | | |
|----------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| | development | |
| Goler Community Development Corporation | Community Development Corporation | Identification of sites, Host Meetings, Marketing and Serve on Advisory Boards |
| Neighbors for Better Neighborhoods | Advocacy Group | Host Meetings and Serve on advisory Boards |
| Liberty Community Development Corporation | Community Development Corporation | Host Meetings, Marketing and Serve on Advisory Boards |
| Winston-Salem Sustainability Resource Center | Non profit promoting sustainable communities | Marketing and Serve on Advisory Boards |
| Forsyth Technical Community College | College | Use this project as a classroom example in the Environmental Science Technology Curriculum Marketing and Serve on Advisory Boards |
| Ogburn Station Merchants Association | Neighborhood Revitalization Organization | Host Meetings, Marketing and Serve on Advisory Boards |
| Wake Forest Innovation Quarter CAC | Workplace development | Marketing and Serve on Advisory Boards |
| Small Business Center at Forsyth Tech | Small business support and training | Identification of Minority Contractors for Projects, Identification of sites, Marketing and Serve on Advisory Boards |
| Housing Authority of Winston-Salem | Property Management and Development Company | Identification of sites and Serve on Advisory Boards |

4. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

Appendix B

LETTER OF SUPPORT- STATE ENVIRONMENTAL AUTHORITY



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Pat McCrory
Governor

Dexter R. Matthews
Director

John E. Skvarla, III
Secretary

January 3, 2014

Ruben D. Gonzales
Brownfields Project Director
Community & Business Development Department
City of Winston Salem
P.O. Box 2511
Winston-Salem, NC 27102

Re: U.S. Environmental Protection Agency Brownfields Assessment Grant -- Winston-Salem

Dear Mr. Gonzales:

The North Carolina Department of Environment and Natural Resources (DENR) Brownfields Program acknowledges and supports the City of Winston-Salem's application for a community-wide U.S. EPA Brownfields Assessment Grant for both hazardous and petroleum funds. We are aware that Winston-Salem has had a strong brownfields support and committed staff for managing this effort. You already have a number of candidate sites identified and are wholly interested in revitalizing the community through these efforts with an emphasis on environmental justice and sustainable living.

As you know, we would very much like to continue to work with all grant applicants towards the efficient use of federal funds towards brownfields redevelopment. If you are successful in being awarded this grant, we will continue to support your brownfield redevelopment efforts by providing guidance gained from the many successful brownfields grantees across the state as well as helping attract redevelopers to their chosen projects through the liability protections offered under our Brownfields Program. As we have done for Winston-Salem's previous grants, we'd be happy to attend meetings of your brownfields team to assist your efforts in generating stakeholder interest.

Should you need further information, please let me know.

Sincerely,

Bruce Nicholson
Brownfields Program Manager
Bruce.Nicholson@ncdenr.gov

cc: David Champagne, U.S. EPA Region 4

Appendix C

LETTERS OF SUPPORT- COMMUNITY BASED ORGANIZATIONS



November 4, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of THE DOWNTOWN WINSTON SALEM PARTNERSHIP, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The Downtown Winston-Salem Partnership is an active member and advocacy organization leading the efforts to revitalize and strengthen the core of the city through business recruitment and support, economic development, marketing, and special events. DWSP is the lead organization in implementing the Downtown Plan.

In support of the City of Winston-Salem's Brownfield Program, THE DOWNTOWN WINSTON SALEM PARTNERSHIP will distribute/post flyers and brochures and use other marketing efforts to get the word out. Further, THE DOWNTOWN WINSTON SALEM PARTNERSHIP is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact THE DOWNTOWN WINSTON SALEM PARTNERSHIP so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Thiel". The signature is stylized with large loops and a long horizontal stroke at the end.

Jason Thiel, President

DOWNTOWN WINSTON SALEM PARTNERSHIP

AIRPORT COMMISSION OF FORSYTH COUNTY • SMITH REYNOLDS AIRPORT

BOARD OF COMMISSIONERS

THOMAS F. MCKIM
Chairman

PERRY C. HUDSPETH
Vice Chairman

SCOTT G. PIPER
Secretary/Treasurer

CLENN L. COBB
WILLIAM H. WHITEHEART



October 29, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Airport Commission of Forsyth County, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The Airport Commission manages Smith Reynolds Airport which is located just minutes from downtown Winston-Salem. The Airport provides an effective base of operations for corporate aircraft, air charter services, general aviation, and air cargo. The Airport Commission's facilities are ideally suited for aircraft maintenance, repair and overhaul (MRO) operations and a variety of aviation-related industrial and commercial development.

In support of the City of Winston-Salem's Brownfield Program, the Airport Commission of Forsyth County will offer support in the identification of sites. The Airport Commission owns 715 acres in the City and we will continue to be a partner. Further, the Airport Commission is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me at 336-767-6361, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Mark R. Davidson, A.A.E.
Airport Director



Wake Forest Innovations
575 North Polk Street, Suite 500
Winston-Salem, NC 27101
p + 336.713.3500
f + 336.713.3280
erin.tomlinson@wakehealth.edu
WakeFInnovation@wakehealth.edu

November 13, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of Wake Forest Innovation Quarter Management Co., please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Revolving Loan Fund Grant in the amount of \$400,000 to provide loans for cleanup activities for brownfield sites located in our community.

What began nearly 20 years ago with a handful of scientists from Wake Forest School of Medicine and researchers from Winston-Salem State University in a single building has grown to become a public-private venture of discovery and business innovation in technology, the life sciences, computer science and more. This mix of educators, scientists, physicians, students and businesspeople are going to work—and in some cases live—in a setting ripe for innovation and achievement. Innovation Quarter by the end of 2014 will about 2,500 people at work among 10 buildings, with an 11th, the restored Bailey power plant—a distinctive building that once powered the downtown manufacturing operations of R.J. Reynolds Tobacco Co.—renovated into shops, restaurants and possibly incubation space. The growth of social and entertainment offerings within Innovation Quarter fuses well with the thriving arts and restaurant scene within footsteps throughout downtown Winston-Salem. A key attribute of Innovation Quarter is its commitment to green space for the people who work, live and visit. Activating the spaces inside the buildings of Innovation Quarter and certainly outside in these green spaces is a big part of building the creative community around it. Nothing is more important to Innovation Quarter than its immersion with its neighbors and the creation of a new community for the 21st century—a knowledge community that thrives with people who want to Work, Live, Learn and Play.

In support of the City of Winston-Salem's Brownfield Program, the Wake Forest Innovation Quarter Management Co., will offer our conference center at Wake Forest Biotech Place to host meetings. Further, Wake Forest Innovation Quarter Management Co., is willing to appoint an individual to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Graydon Pleasants at 336.713.7154, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Tomlinson'.

Eric Tomlinson, DSc., PhD.
Chief Innovation Officer, Wake Forest Baptist Medical Center
President, Wake Forest Innovation Quarter

cc: Graydon Pleasants



To invest in our community by making philanthropy and its benefits available to all.

November 13, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Ritchie:

On behalf of The Winston-Salem Foundation, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 to assess hazardous substances and petroleum product impacted properties. We applaud the City's effort to support the revitalization and redevelopment of our community.

The Winston-Salem Foundation is a community foundation that supports charitable programs in the greater Forsyth County area. Founded in 1919 with a \$1,000 gift, it now administers over 1,300 funds and had total custodial assets of \$308.4 million at the end of 2012. In 2012, the Foundation granted \$20.2 million to charitable causes, over \$2.1 million of which was through the Community Grants program. Our mission is to invest in our community by making philanthropy and its benefits available to all.

The Winston-Salem Foundation would be open to funding local agencies through our Community Grants program and could assist in promoting in the community a 2014 EPA Brownfields Assessment Grant. Please feel free to contact us if you have any questions about our support of this grant application.

Sincerely,

Scott F. Wierman
President, The Winston-Salem Foundation

300 West Fifth Street Winston-Salem, NC 27101-2506
(336) 747-4444 (336) 747-4444 (336) 747-4444
www.wsfoundation.org



CHAMBER

IN BUSINESS FOR BUSINESS

November 12, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Winston-Salem Chamber, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

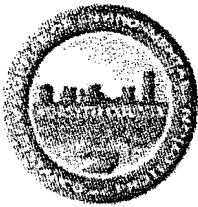
The Winston-Salem Chamber of Commerce is Winston-Salem and Forsyth County's designated economic development agency focusing on the retention and expansion of existing businesses. Funds such as these that can be used to redevelop local brownfield sites have the potential to help accelerate our community's economic transformation, especially within the existing urban core.

In support of the City of Winston-Salem's Brownfield Program, the the Winston-Salem Chamber of Commerce will help publicize the program to its members, local businesses, and throughout the community. Further, the Chamber may be willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Gayle N. Anderson
President and CEO



Forsyth County

Office of Environmental Assistance and Protection

Minor Barnette, Director

November 12, 2013

Richie Brooks, Director
Community & Business Development Department
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Forsyth County Office of Environmental Assistance and Protection, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess properties impacted by hazardous substances and petroleum products. We applaud the city's effort to support the revitalization and redevelopment of our community.

The Forsyth County Office of Environmental Assistance and Protection is a local regulatory agency whose mission includes protection of public health and the environment of our community through the equitable enforcement of environmental regulations, public education and outreach to enhance public awareness of environmental issues, pollution prevention and conservation of natural resources.

In support of the City of Winston-Salem's Brownfield Program, the Office of Environmental Assistance and Protection will gladly help with the distribution and posting of flyers and brochures, assist in disseminating relevant information through public outreach activities and host meetings to facilitate planning and discussion of local brownfields projects. Further, this Office is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me at (336) 703-2441 to discuss ways that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Minor Barnette



November 11, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of S.G. Atkins Community Development Corporation (S.G. Atkins CDC) please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The S.G. Atkins CDC is a non-profit organization that works to promote community economic development through construction of affordable housing and growing small, community-based businesses that create jobs in a business incubator in the City's Neighborhood Revitalization Strategy Area. We provide educational workshops, marketing support and microloans.

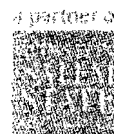
In support of the City of Winston-Salem's Brownfield Program, the S.G. Atkins CDC will provide the following assistance: 1). Identify sites to be assessed in the CDC target area; 2) Serve on an advisory board; 3). Host meetings; 4) Distribute flyers and brochures.

Further, S.G. Atkins CDC is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact S.G. Atkins CDC so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Carol Davis
Executive Director



GOLER COMMUNITY DEVELOPMENT CORPORATION
389 N. LIBERTY STREET, WINSTON-SALEM NC 27101
336.761.0595 www.golercdc.org

November 18, 2013

Ruben D. Gonzales
Community & Business Development Department
P.O. Box 2511
Winston-Salem, NC 27102

Mr. Gonzales:

I am writing on behalf of Goler Community Development Corporation to support the City's application for the \$400,000 Assessment Grant that will be an important tool to develop the areas in and around the City's Neighborhood Revitalization Strategy Area and the Wake Forest Innovation Quarter.

Goler is a property owner of commercial property near the Wake Forest Innovation Quarter. We have evidence that this site that has had a Phase I completed will need a Phase 2. Most indications so far have us to believe that we will have to mitigate certain contamination in order to develop this site, and complete the master plan to revitalize the Goler Heights community. As you know we've been successful in adjacent redevelopment efforts with our partners to complete contamination removal to build the Truliant Federal Credit Union building. Other local redevelopment resulted in the new construction of 6 Townhomes with additional 2 planned, and attracting the Mud Pies Child Development Center on the Patterson site. All of these projects are within very close proximity to the Wake Forest Innovation Quarter.

We want to be very involved with the City's efforts to make available land shovel ready for commercial and residential development in Goler Heights and the Wake Forest Innovation Quarter.

Goler's support would include the following

1. Distribution/posting of flyers and brochures in the surrounding Goler Heights area
2. Identification of sites in the Goler Heights area
3. Serve on an advisory board for the City's Neighborhood Revitalization Strategy Area
4. Hosting meetings at the Goler office located near the Wake Forest Innovation Quarter
5. Printing of flyers, materials for meetings at Goler Office

We look forward to the success of your grant application. Please let us know when we can be of further assistance to this process.

Sincerely,


Michael L. Suggs

President

Goler Community Development Corporation

GOLER COMMUNITY DEVELOPMENT CORPORATION



NEIGHBORS FOR BETTER NEIGHBORHOODS

502 North Broad Street
Winston-Salem, NC 27101
(336) 602-2519

November 14, 2013

Mr. Ruben Gonzales
City of Winston-Salem
Community and Business Development Department
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Gonzales:

Thanks for your continued efforts to develop the neighborhoods in the Winston-Salem community through the City's Neighborhood Revitalization strategies. I am pleased to hear about your application for the \$400,000 US EPA Brownsfields grant that will further this important work. I think you can clearly demonstrate that assessing contaminated Brownsfields sites in the community will positively affect NBN as we work with organizations in and around the Research Park.

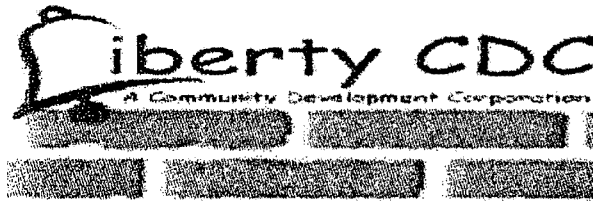
As you are aware, the mission of NBN is to connect people, strengthen voices, and leverage resources with communities to create safe, just, and self-determined neighborhoods. NBN is a grassroots, community-based organization that works in partnership with local neighborhood organizations, human service agencies, businesses, and local government to maintain healthy, and economically self-sufficient and inter-connected communities. NBN endeavors to help build the capacity of local grassroots leaders and their organizations by assisting in galvanizing the support of other residents, connecting strategic relationships and resources to help address issues and their root causes.

In support of this initiative, NBN can assist in marketing efforts to get the word out about this exciting opportunity. We meet with many community groups and will be available to host meetings to facilitate information exchange. We will also be glad to serve on an advisory board for this purpose.

Again, I am excited about your application and as soon as you hear that you have been funded from US EPA, let us know. If you need further information from me, I can be reached via email at paulamccoy5@gmail.com or via telephone at (336) 602-2519.

Sincerely,

Paula McCoy
Executive Director



November 15, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

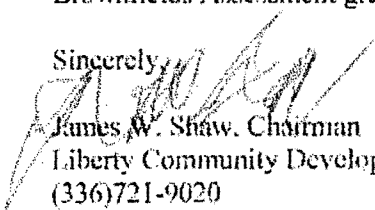
On behalf of the Liberty Community Development Corporation, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We encourage the City's effort to support the revitalization and redevelopment of the City's designated Neighborhood Revitalization Strategy Area (NRSA).

The Liberty CDC is dedicated to revitalizing the Liberty Street Corridor which is a central thoroughfare through the NRSA. For the past fifteen years our organization has worked diligently to improve the living conditions along the corridor and to encourage business development within the local community. Our adopted slogan "Rebuilding Liberty Street One Brick at a Time" has especially significant meaning for our Board. The identification and remediation of Brownfields sites within the NRSA will be a valuable contribution to our efforts of revitalizing the Liberty Street Corridor.

In support of the City of Winston-Salem's Brownfield Program, the Liberty CDC will be happy to assist with the identification of contractors as well as commit to the dissemination of marketing materials in the community and hosting resident/business information events to explain and market this important initiative. Further, I have committed to serve on the City's Brownfields Advisory Board.

Please feel free to contact me so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,


James W. Shaw, Chairman
Liberty Community Development Corporation
(336)721-9020

November 14, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

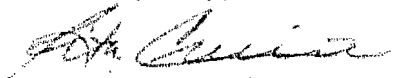
On behalf of Winston Salem Sustainability Resource Center (SRC), please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

SRC is a not for profit, whose mission is to be a catalyst for sustainability change in Winston Salem area and surrounding region. We strive to create a more sustainable community, economy and environment through collaborative partnerships. We promote sustainable best practices to strengthen communities, protect environmental resources, and facilitate sustainable economic development through collaborative partnerships with local governmental agencies, private and public educational institutions, and business enterprises as well as public and private organizations.

In support of the City of Winston-Salem's Brownfield Program, the SRC will work in concert with the City of Winston Salem to promote the brownfields program with community partners, businesses and provide any additional informational materials on environmental sustainable best practices through workshops, and promotion of events through electronic media outlets. Further, SRC is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely in support of this effort,



Rita Cruise
Executive Director
Email: rcruise@wssrc.org



November 13, 2013

Mr. Ritchie Brooks, Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of Forsyth Technical Community College, I am pleased to write in support of the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000. Brownfields assessment is of critical importance to Forsyth Tech and our plan to open a 23,000-square-foot facility next year in Wake Forest Innovation Quarter.

The assessment will also be practical demonstration of why we have an Environmental Science Technology program, which places major emphasis on the biological and chemical evaluation of human impact on the environment. The Associate of Applied Science program prepares students for entry-level positions that require chemical analysis, biological analysis, water/wastewater treatment, EPA compliance inspections/audits, and contaminated site assessment/remediation.

In addition to supporting the city's Brownfield Program by using it as a classroom example, Forsyth Tech will post fliers or brochures to get the word out and would be willing to serve on an advisory board or committee developed in support of this grant and brownfields redevelopment.

We applaud the City of Winston-Salem's to support the revitalization and redevelopment of our community—and our new neighborhood.

Please feel free to contact us if we can demonstrate further support of this U.S. EPA Brownfields Assessment grant application.

Sincerely,

Gary M. Green
President

President

Dr. Gary M. Green

Board of Trustees

Ann Bennett-Phillips

James W. C. Broughton

Nancy W. Dunn

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Arnold G. King

Jeffrey R. McFadden

R. Alan Proctor

Dewitt E. Rhoades

Dr. Kenneth M. Sadler

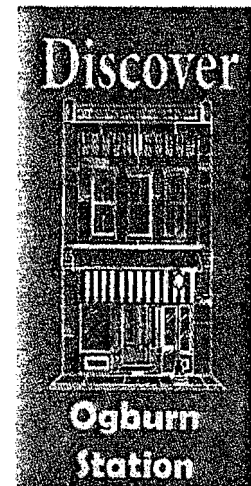
Edwin L. Welch, Jr.

Paul M. Wiles

Student Government
Council President

November 15, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102



Dear Mr. Brooks:

On behalf of the Ogburn Station Merchants Association, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We encourage the City's effort to support the revitalization and redevelopment of the City's designated Neighborhood Revitalization Strategy Area (NRSA).

The Ogburn Station Merchants Association represents the neighborhood's business community which is within the City's NRSA. Our association has been working together to revitalize this section of Liberty Street which is a main thoroughfare through the NRSA. Over the past three years our organization businesses have invested over \$300,000 in business improvements. The identification and remediation of Brownfields sites within the NRSA will be a valuable contribution to our efforts of revitalizing our community and we look forward to working with the City.

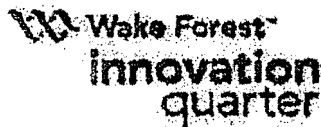
In support of the City of Winston-Salem's Brownfields Program, the Ogburn Station Merchants Association will be happy to assist with hosting resident/business information events to explain and market this important program and to serve on the City's Brownfields Advisory Board.

Please feel free to contact me so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Gayla Posey
Gayla Posey, President

Ogburn Station Merchants Association



Community Advisory Committee

December 10, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:


On behalf of Wake Forest Innovation Quarter Community Advisory Committee (CAC), please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

Our organization, the Community Advisory Committee (CAC), aims to promote advancement in our community by offering exposure to educational and business opportunities to residents and merchants in and around the Wake Forest Innovation Quarter. Improving economic development opportunities for citizens in communities that are in dire need of physical and environmental revitalization due to unsightly brownfields is a major concern for the CAC. We focus our efforts on engaging the community in developing business and educational solutions that particularly address underserved populations. This funding will expand the efforts of the City's work for the NRSA by engaging the community through such organizations as the CAC as a City representative is a member of our board.

In support of the City of Winston-Salem's Brownfield Program, the CAC regularly convenes meetings of citizens and can assist the City of Winston-Salem in informing the community of this issue. Further, CAC is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

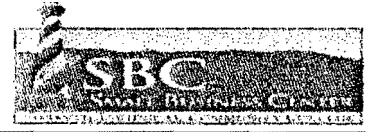
Please feel free to contact the Community Advisory so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,



Wake Forest Innovation Quarter Community Advisor Committee
Denise Johnson, Ed.D, Committee Chair

Small Business Center at Forsyth Tech



2100 Silas Creek Parkway, Winston-Salem, North Carolina 27103
Tel: (336) 757-3810 • Fax: (336) 757-3805 • Email: sbc@forsythtech.edu

Allan Younger, Director Nell V. Perry, Coordinator Jethea Jones, Staff Assistant

December 10, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Small Business Center at Forsyth Technical Community College, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community. Coincidentally, the Small Business Center will relocate in 2014 to the Wake Forest Innovation Quarter which is in the center of the City of Winston Salem's Neighborhood Revitalization Strategy Area (NRSA).

The objective of the Small Business Center Network (SBCN) is to increase the success rate and the number of viable small businesses in North Carolina by providing high quality, readily accessible assistance to prospective and existing small business owners which will lead to job creation and retention. Our Small Business Center is here to assist you by offering one-on-one confidential business counseling and seminars on a variety of business topics. We are a community-based provider of education and training, counseling, networking and referrals.

In support of the City of Winston-Salem's Brownfield Program, the Small Business Center will:

- Distribute/post flyers and brochures.
- Help to identify sites (particularly effective if the organization is in the real estate arena).
- Serve on an advisory board
- Identify Minority Contractors for the projects

Further, the Small Business Center is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Small Business Center so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Allan Younger

Director, Small Business Center
Economic & Workforce Development
Forsyth Technical Community College
336.757.3804
336.757.3805 (Fax)
ayounger@forsythtech.edu

The objective of the Small Business Center Network (SBCN) is to increase the success rate and the number of viable small businesses in North Carolina by providing high quality, readily accessible assistance to prospective and existing small business owners which will lead to job creation and retention.



HOUSING AUTHORITY
of Winston-Salem

November 15, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Housing Authority of the City of Winston-Salem, please accept this letter of support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The Housing Authority of Winston-Salem is a full service property management and real estate development company with approximately 4,800 housing choice vouchers, 1,400 public housing units, and two commercial buildings under management.

In support of the City of Winston-Salem's Brownfield Program, the Authority is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community. Further, the Authority will assist in the identification of brownfield sites.

Please feel free to contact the Housing Authority of the City of Winston-Salem so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Katrina H. Redmon
Vice President/Chief Development Officer

So Much More

REAL ESTATE DEVELOPMENT • COMMUNITY PARTNERSHIPS • PROPERTY MANAGEMENT

500 W. Fourth Street, Suite 300 • Winston-Salem, NC 27101



WINSTON-SALEM BUSINESS INC.

December 10, 2013

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

I am writing in support for the City of Winston-Salem's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 to assess hazardous substances and petroleum product impacted properties. Winston-Salem Business Inc. appreciates the effort the City of Winston-Salem is taking to support the revitalization and redevelopment of our community.

Winston-Salem Business Inc. (WSBI) is a 501(c)(3) not-for-profit economic development corporation. Our mission is to recruit new businesses to Winston-Salem and Forsyth County. One of our City's biggest challenges is having enough developable land to present to prospective clients. By identifying, cleaning up, and making brownfield sites available, WSBI will have additional inventory to use to market this community to companies interested in expanding or relocating their businesses.

WSBI is willing to support this initiative in several ways. We will assist in the identification of potential Brownfields opportunities. A WSBI staff member will serve on any advisory committees that are established and WSBI will market and promote the identified properties to potential business targets.

Please feel free to contact Winston-Salem Business Inc. if you have any additional questions regarding our support.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert E. Leak, Jr.", is written over a horizontal line.

Robert E. Leak, Jr.
President

Appendix D

DOCUMENTATION OF LEVERAGED FUNDS



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

October 14, 2010

Mr. Brent McKinney
Executive Director
Piedmont Authority for Regional Transportation
7800 Airport Center Drive Suite 102
Greensboro, NC 27409-9089

Dear Sustainable Communities Regional Planning Grant Program Applicant:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted in response to the 2010 Notice of Funding Availability (NOFA) entitled "*Sustainable Communities Regional Planning Grant Program*," has been selected for a grant award. The amount you are eligible to receive is \$1,600,000.

This new grant program was quite competitive. A multidisciplinary review team, drawn from eight federal agencies and from partners in philanthropy reviewed 225 eligible grants. Ultimately, HUD is funding 45 regions with consortia supporting innovative regional planning and development in 27 different states.

Enclosed with this letter you will find the following:

1. Letter from your Grant Officer with a list of items that will need to be provided to negotiate and finalize the terms, including the effective start date of this grant agreement;
2. HUD's Line of Credit Control System (LOCCS) payment system forms;
3. Instructions to use HUD's Line of Credit Control System; and
4. Direct Deposit Form (SF-1199a).

Please read these items carefully and be prepared to provide them within 7 business days of this letter. If you have any questions, please contact Zuleika Morales-Romero, Director, OSHC Grants and Budget Division at 202-402-7683 or email at zuleika.k.morales@hud.gov.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Sustainable Communities Regional Planning Grant Program!

Sincerely,

A handwritten signature in black ink, appearing to read "Shelley Poticha", with a long horizontal flourish extending to the right.

Shelley Poticha
Director

Office of Sustainable Housing and Communities.

Enclosures

Appendix E

SPECIAL CONDSIDERATIONS CHECKLIST

Winston-Salem, North Carolina
FY14 Brownfields Assessment Grant Application

| | Other Factor | Page # |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| | Community population is 10,000 or less | |
| | Federally recognized Indian tribe | |
| | United States territory | |
| | Applicant will assist a Tribe or territory | |
| | Targeted brownfield sites are impacted by mine-scarred land | |
| | Targeted brownfield sites are contaminated with controlled substances | |
| | Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress | |
| | Project is primarily focusing on Phase II assessments. | |
| | Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation | |
| X | Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions. | 6 |
| X | Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs | 6 |
| X | Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant. | 9 |
| | Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant | |
| | Community is implementing green remediation plans. | |
| | Climate Change (also add to "V.D Other Factors") | |

